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**Centris No.** 15330055 (Active)



**\$3,450,000**

**407-413 Av. Édouard-Charles**  
**Montréal (Outremont)**  
**H2V 2N3**

**Region** Montréal  
**Neighbourhood**  
**Near** Rue Hutchison  
**Body of Water**

<b>Property Type</b>	Quadruplex	<b>Year Built</b>	1908
<b>Property Use</b>	Residential only	<b>Lot Assessment</b>	\$382,300
<b>Building Type</b>	Semi-detached	<b>Building Assessment</b>	\$2,964,200
<b>Total Number of Floors</b>	4	<b>Total Assessment</b>	\$3,346,500 (103.09%)
<b>Building Size</b>	24 X ft irr	<b>Expected Delivery Date</b>	
<b>Living Area</b>	3,782 sqft	<b>Reposess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Trade possible</b>	
<b>Lot Size</b>	24 X 69 ft irr	<b>Certificate of Location</b>	Yes (2020)
<b>Lot Area</b>	1,656 sqft	<b>File Number</b>	
<b>Cadastre</b>	1350519	<b>Occupancy</b>	30 days PP Accepted
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	30 days PP Accepted

### Monthly Revenues (residential) - 4 unit(s)

<b>Apt. No.</b>	PH413	<b>End of Lease</b>	Vacant	<b>Included in Lease</b>
<b>No. of Rooms</b>	7	<b>Monthly Rent</b>		
<b>No. of Bedrooms (all)</b>	3	<b>Rental Value</b>	\$7,000	<b>Excluded in Lease</b>
<b>No. Bath/PR</b>	2+1	<b>Features</b>		
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>		

Level	Room	Size	Floor Covering	Additional Information
3	Kitchen	16 X 17 ft irr	Wood	
3	Dining room	12.4 X 22 ft irr	Wood	Fireplace-Stove.
3	Primary bedroom	10 X 12.9 ft	Wood	
3	Walk-in closet	3.10 X 11.4 ft	Wood	
3	Bathroom	5.6 X 12.5 ft	Ceramic	En-suite to primary bdrm
4	Living room	17.4 X 19.3 ft irr	Wood	Terrace access
4	Bedroom	9.2 X 8.8 ft irr	Wood	
4	Bedroom	10.8 X 8.8 ft irr	Wood	
4	Bathroom	7.3 X 3.6 ft	Ceramic	

#### Additional Space

Patio	Size
Patio	3.5 X 9.3 ft
Rooftop Terrace	3.6 X 9.3 ft
Garage	14.2 X 20.11 ft irr
Carport	
Private elevator	

<b>Apt. No.</b>	407	<b>End of Lease</b>	Vacant	<b>Included in Lease</b>
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<b>No. of Rooms</b>	4	<b>Monthly Rent</b>		
<b>No. of Bedrooms (al</b>	1	<b>Rental Value</b>	\$2,500	<b>Excluded in Lease</b>
<b>No. Bath/PR</b>	1+0	<b>Features</b>		
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>		
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>
GF	Living room	10.3 X 14.10 ft	Wood	Courtyard access
GF	Dining room	9.6 X 7.11 ft	Wood	
GF	Kitchen	9.7 X 9 ft	Wood	
GF	Bathroom	9.6 X 7.11 ft	Ceramic	
GF	Bedroom	8 X 9 ft	Wood	
<b>Additional Space</b>		<b>Size</b>		
Courtyard		12.7 X 24.1 ft irr		
Garage		20.3 X 11.6 ft		
Carport		21.3 X 10.6 ft irr		
<b>Apt. No.</b>	409	<b>End of Lease</b>	Vacant	<b>Included in Lease</b>
<b>No. of Rooms</b>	3	<b>Monthly Rent</b>		
<b>No. of Bedrooms (al</b>	0	<b>Rental Value</b>	\$1,900	<b>Excluded in Lease</b>
<b>No. Bath/PR</b>	1+0	<b>Features</b>	Loft/Studio	
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>		
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>
2	Kitchen	9.8 X 4.5 ft	Wood	
2	Dining room	7.7 X 8.5 ft irr	Wood	
2	Bedroom	8.9 X 9.8 ft irr	Wood	
2	Bathroom	8.3 X 4.7 ft	Ceramic	
<b>Additional Space</b>		<b>Size</b>		
Balcony		3.11 X 8.2 ft		
<b>Apt. No.</b>	411	<b>End of Lease</b>	Vacant	<b>Included in Lease</b>
<b>No. of Rooms</b>	4	<b>Monthly Rent</b>		
<b>No. of Bedrooms (al</b>	1	<b>Rental Value</b>	\$2,500	<b>Excluded in Lease</b>
<b>No. Bath/PR</b>	1+0	<b>Features</b>		
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>		
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>
2	Living room	12.7 X 12.7 ft irr	Wood	Balcony Access
2	Kitchen	5.4 X 13.5 ft	Wood	
2	Dining room	3.10 X 11.9 ft	Wood	
2	Bathroom	7.5 X 12.6 ft irr	Ceramic	
2	Bedroom	7.5 X 6.2 ft	Wood	
<b>Additional Space</b>		<b>Size</b>		
Terrace		20.8 X 10.5 ft		
<b>Annual Potential Gross Revenue</b>			\$166,800	(2025-03-01)

<b>Features</b>				
<b>Sewage System</b>	Municipality	<b>Loading Platform</b>		
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>		
<b>Foundation</b>	Poured concrete, Stone	<b>Renovations</b>		
<b>Roofing</b>		<b>Pool</b>		
<b>Siding</b>		<b>Parkg (total)</b>	Carport (1), Garage (1)	
<b>Dividing Floor</b>		<b>Driveway</b>		
<b>Windows</b>		<b>Garage</b>	Attached, Heated, Single width	
<b>Window Type</b>		<b>Carport</b>	Attached	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>		
<b>Heating System</b>	Forced air	<b>Topography</b>		
<b>Floor Covering</b>		<b>Distinctive Features</b>		
<b>Basement</b>	Low (less than 6 feet), Unfinished, Storage	<b>Water (access)</b>		

<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>View</b>	Panoramic, View of the city, View of the mountain
<b>Washer/Dryer (installation)</b>		<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University, Av. Laurier O., Mont-Royal, Parc Jeanne-Mance
<b>Fireplace-Stove</b>	Gas fireplace	<b>Environmental Study</b>	
<b>Kitchen Cabinets</b>		<b>Energy efficiency</b>	
<b>Property/Unit Amenity</b>	Air exchange system, Central heat pump	<b>Occupancy</b>	
<b>Building Amenity</b>	Indoor storage space		
<b>Mobility impaired accessible</b>			

## Inclusions

All appliances, all light fixtures, all window coverings, alarm system hardware, furniture of unit 407, 409 and 411.

## Exclusions

All staging accessories (interior and exterior). Alarm monitoring services.

## Remarks

An exceptional residence in the heart of Outremont, where design, abundant natural light, and cutting-edge technology combine to offer a unique living experience. Completely rebuilt and expanded in 2018 by an architect, it combines refinement, functionality, and high-end amenities. This project includes a penthouse with a private elevator, three furnished apartments, a rooftop terrace overlooking Mount Royal, a garage, and covered parking. Ideally located just steps from Laurier Ave, Mount Royal, Mile End, and Jeanne-Mance Park, it offers the best urban amenities in a prestigious setting.

## Addendum

An exclusive architectural project designed to create a perfect symbiosis between interior and exterior. Its central glass atrium floods every space with natural light, while the lush interior courtyard creates a haven of peace at the heart of the property.

### OUR TOP THREE FAVORITES

-Light and elegance: Magnificent windows bathe the spaces in natural light, highlighting the architecture and high-end finishes, with a private elevator, integrated home automation, and bold design.

-An iconic façade: The perfect balance between tradition and modernity, with an elegant red brick facade enhanced by a two-story glass cube.

-A prime location: In the heart of Outremont, just steps from Laurier Ave, Mont-Royal, Mile-End, and Jeanne-Mance Park, with access to the best restaurants, renowned bistros, public transportation, and urban amenities.

### EXCEPTIONAL PENTHOUSE

-Architectural staircase leading to a vast mezzanine and rooftop terrace

-Custom kitchen with integrated appliances, full-height cabinets, and a cozy central island

-Elegant dining room open to the kitchen, featuring a beautiful gas fireplace

-Three beautifully fenestrated bedrooms, including an intimate main suite with custom closets and a modern double-sink bathroom

-Mezzanine with built-in closets and a glass wall, offering an open view of the living area

-Spectacular 21-foot ceilings and wall-to-wall windows, maximizing natural light and the flow of spaces

-Large secondary bathroom and powder room ideally located

-Private elevator leading directly to the living area

-Advanced technology: home automation, smart lighting and sound, motorized blinds, intercom camera, and drop-down screen

### REFINED EXTERIOR

-Rooftop terrace with panoramic views of Mount Royal and the Outremont skyline, perfect for relaxing or entertaining in an exclusive setting.

-Second private terrace, offering an intimate space to enjoy a quiet moment or share an outdoor meal.

- A lovely balcony, extending the living space and ideal for enjoying the outdoors every day.
- An intimate and landscaped interior courtyard with a wooden deck, perfect for a lounge and BBQ area.
- High-end access and amenities: Metal and wood staircase, heated garage with storage, and covered parking.

#### THE UNITS

- PH413 - 3/4th: 2-story PH with 3 bedrooms, private elevator, garage, covered parking, and a superb rooftop terrace
- #407 - Ground floor: 1 bedroom, furnished, with direct access to the interior courtyard through large glass doors
- #409 - 2nd: Optimized and functional furnished studio, incorporating an office space and access to a lovely balcony
- #411 - 2nd: 1 bedroom, furnished with a private terrace

#### NOTES

- The choice of the inspector must be approved by both parties
- The total square footage comes from the property assessment
- Short-term rentals such as Airbnb are permitted

#### **Sale with legal warranty of quality**

#### **Seller's Declaration**

Yes SD-78790

#### **Source**

PROFUSION IMMOBILIER INC., Real Estate Agency  
ROYAL LEPAGE VILLAGE, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.

## Financial Summary

407-413 Av. Édouard-Charles Montréal (Outremont) H2V 2N3

<b>Potential Gross Revenue (2025-03-01)</b>		<b>Residential</b>	
Residential	\$166,800	<b>Type</b>	<b>Number</b>
Commercial		4 ½	2
Parking/Garages		7 ½	1
Other		Loft/Studio	1
<b>Total</b>	<b>\$166,800</b>	<b>Total</b>	<b>4</b>
<b>Vacancy Rate and Bad Debt</b>		<b>Commercial</b>	
Residential		<b>Type</b>	<b>Number</b>
Commercial			
Parking/Garages		<b>Others</b>	<b>Number</b>
Other		<b>Type</b>	<b>Number</b>
<b>Total</b>			
<b>Effective Gross Revenue</b>		Gross Income Multiplier	20.68 <sup>2</sup>
	<b>\$166,800</b>	Price per door	\$862 500
		Price per room	\$191 667
<b>Operating Expenses</b>		Coefficient comparison of number of rooms	4.50
Municipal Tax (2025)	\$21,200	Total number of rooms	18
School Tax (2024)	\$2,423		
Infrastructure Tax			
Business Tax			
Water Tax			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance			
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
<b>Total</b>	<b>\$23,623</b>		
<b>Net Operating Revenue</b>	<b>\$143,177</b>		



Overall view



Overall view



Overall view



Dining room



Dining room



Kitchen



Kitchen



Kitchen





Kitchen



Kitchen



Powder room



Passageway



Exterior



Other



Exterior



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



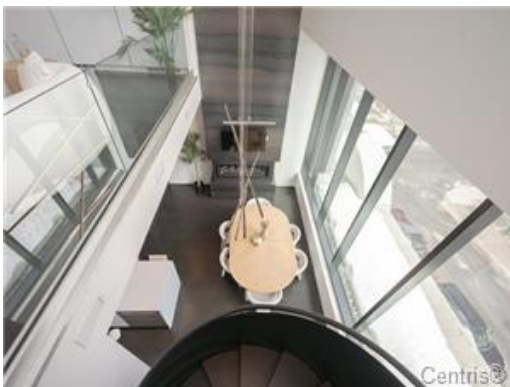
Elevator



Living room



Living room



Overall view



Bedroom